



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Linda Williams (Chair), Dawn Hill-Holdgate (Vice-chair), John McLaughlin, Diane Coombs, Raymond Pohl
Associate Commissioners: Jascin Leonardo, Abigail Camp, Kristine Glazer **Staff:** Mark Voigt

~~ MINUTES ~~

Thursday, April 9, 2015

Public Safety Facility, 4 Fairgrounds Road, Training Room – 12:00 p.m.

Called to order at 12:06 p.m.

Staff in attendance: A. Barrett, Administrative Specialist; T. Norton, Town Minutes Taker
Attending Members: Williams, McLaughlin, Coombs, Pohl, Glazer
Absent Members: Leonardo, Camp
Late Arrivals: Hill-Holdgate & Glazer, 12:13 p.m.
Early Departures: Pohl, 1:39 p.m.; McLaughlin, 2:41 p.m.

Agenda adopted by unanimous consent

I. PUBLIC COMMENT

None

II. CONSENT

1. Hogan, Marjorie – 63440	70 Hulbert Avenue	Re-roof asphalt to wood	29-53	Trevor Smith
2. Nantucket Golf Club – 63441	250 Milestone Road	Window change	50-3	R.A. Matrix
3. Cirillo, Robert – 63442	144 Madaket Road	Rev: hardscape	40-80.2	Denise Gardenier
4. Cirillo, Robert – 63443	144 Madaket Road	Hardscape: o/d shwr enclsr	40-80.2	Denise Gardenier
5. Cirillo, Robert – 63444	144 Madaket Road	As-built deck	40-80.2	Denise Gardenier
6. Wongsarak, TJ – 63445	2 Dennis Drive	Window replacement	67-367	Val Oliver
7. Nutt, Karin et al – 63446	9 Wrights Landing	Rev:62344:stsr/dck/bsmt acs	91-124	Sophie Metz
8. Butler, Karen T., Trustee – 63447	84 Baxter Road	Reno change fenestration	49-37	Jason Olbres
9. Norris, Mark – 63448	33 Pilgrim Road	Rev:63208 color/door/wndw	41-834	Self
10. Qureshi, Dr. Abrar – 63449	4 Bartlett Road	HC ramp	67-14	Val Oliver
11. Dutra, Jesse – 63450	33 Bunker Road	Rev:63423: HC ramp/wndw	78-99	Emeritus
12. Hull, Darlene – 63451	41 Miacomet Avenue	Roof chg to arch same color	67-204..1	Mike Wilson
13. Phillip, Steven & Carrie – 63452	8 Coffin Road	Rev:62665: win clr/roof wd	91-9.5	Self
14. 8 th Ave. South LLC – 63453	4 Corby Way	Rev:63274: relocate dwlg	67-760	Rowland & Assoc.
15. Krauter, Neil – 63454	191 Eel Point Road	Rev: 62129: remove chim.	33-19.1	CWA
16. Percelay, Bruce – 63455	81 Millbrook Road	Rev:63227: door/relocate	40-26.3	Emeritus
17. Ram Island LLC – 63456	4 Barstow Road	Rev:63334 bmnt acs/fnst	40-47	Botticelli & Pohl
18. Damsgaard, Kelly – 63457	9 Whitetail Circle	Addition to exist. dwelling	71-31	Botticelli & Pohl
19. Massey, Mark – 63458	1 Wingspread Lane	Front entry change	27-17.7	Brant Point Bldr
20. Crampton House – 63459	5 Sunset Ridge	Garage	73.4.2-85	Val Oliver
21. 39 Hulbert LLC – 63460	39 Hulbert Avenue	Hardscape: drvwy/arbor/fen	29-19	GDC/Julie Jordin
22. McAvoy, Sean – 63461	24 Sankaty Head Road	Move studio off	48-1.7	Link
23. Blackfin LLC – 63462	18 Sleepy Hollow Road	Move studio on	66-447.2	Link
24. WJG Realty CO. LLC – 63463	21&31 Sparks Avenue	Hardscape: fence encls/trash	55-268/269.2	Sarah Alger
25. Dunlap, Dan – 63464	3 New Hummock Circle	Rev:62745 del 2nd flr addtn	56-365	NAG
26. Brundle, Melanie – 63465	21 Kendrick Street	Shower/front porch/door	76.4.1-1	Sanne Payne
27. Kalman, Rick/Leeann – 63466	28 Mizzenmast Road	Deck first and second floor	68-66	Val Oliver
28. Karol, Thomas – 63467	1 Manatook Way	Rev:62179 rmv roofwalk	73-4	Ethan McMorro
29. Nant. Islands Land Bank – 63468	260 Milestone Road	Hardscape: grade/steps	72-48	GDC/Julie Jordin
Sitting	Williams, McLaughlin, Coombs,			
Alternates	None			
Recused	Pohl			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			

Concerns No concerns
 Motion **Motion to Approve. (Coombs)**
 Vote Carried 2-0/McLaughlin abstain

Certificate # 63440 to 63468

III. CONSENT: WITH CONDITIONS

1. Deep Sand LLC – 63469 *A/C surrounded by 4'NTW board have vertical panes	21 Meadow View Drive fence; front door stays	Renovation no change/or okay to go to	56-282 6-panel	Jason Olbres Side lights to
2. Shea, John – 63470 *Must be approved color grey	11 Clifton Street (charcoal/Harvard slate	Roof color change or dual grey archs.	73.4.1-4	Self
3. Blackfin LLC – 63471 *Show new covered frnt Porch; one with a 6 panel door with sidelights	18 Sleepy Hollow Road chimney removed; with bottom panel and	Move dwelling on remove front skylight; replace 3 lits; correct application to	66-447.2 2 French match.	Link front doors
4. Latham, Chaille – 63472 *Due to minimal to no	17 Milk Street visibility from the east	Addition to cottage	42.3.3-86.1	Nancy Mack
5. Lewis, Chris – 63473 *All "A" windows to	6 Flint Road become "B" windows	New commercial building	69-338	Chris Lewis
6. Mathey, Charlotte – 63474 *Natural to weather walls	10 Sankaty Road	Hardscape: outdoor shower	73.1.4-40	Chris Lewis
7. NIR – 63475 *Brick to be appropriate	11 South Water Street S&H	Hardscape: driveway/apron	42.3.1-76	Edgewater
8. Maury, Larry – 63476 *No freestanding pendant	54 Old South Road lights;	Hardscape: fen/walks/lts	68-18.2/18.3	Val Oliver
9. Maury, Larry – 63477 *Correct front door	54 Old South Road schedule on plans	Rev: commercial building	68-18.2/18.3	Val Oliver
10. Dex Dog LLC – 63478 *Only one skylight per side;	6B Arrowhead Drive upper 2/3 of roof plain;	Rev:62911 add skylights Max dimensions 2'x3" vert.	69-58 oriented	Emeritus
11. Wallace/Butler – 63479 *Due to lack of visibility	19 Nobadeer Farm Road	Kitchen stack	69-83	NAG
Sitting	Williams, McLaughlin, Coombs, Pohl			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Coombs)			
Vote	Carried 3-0/McLaughlin abstain	Certificate #	63469 to 63479	

IV. SIGNS (12:09)

1. NIR Retail/Smiling B	15 Old South Wharf	Projecting Sign	42.2.4-2	Paul McCarthy
Sitting	Williams, McLaughlin, Coombs, Pohl			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	Kevin Kuester , Sign Advisory Committee (SAC) – Approvable.			
Concerns	No commissioner concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	63480	
2. Brant Pt Part/Greenhood	7 Easy Street	Projecting Sign	42.3.1-117	Paul McCarthy
Sitting	Williams, McLaughlin, Coombs, Pohl			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	Kevin Kuester , SAC – Approvable.			
Concerns	No commissioner concerns.			
Motion	Motion to Approve. (Pohl)			
Vote	Carried unanimously	Certificate #	63481	

3.	NIR Retail II LLC/Dream	22 Centre Street	Projecting sign	42.3.1-165	Paul McCarthy
Sitting	Williams, McLaughlin, Coombs, Pohl				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	None				
Public	Kevin Kuester , SAC – Approvable.				
Concerns	No commissioner concerns.				
Motion	Motion to Approve. (Pohl)				
Vote	Carried unanimously			Certificate #	63482
4.	Ozdemer, Ozan	26 Centre Street	Sign	42.3.1-165	Paul McCarthy
5.	Island Treasures	17 North Beach Street	Wall sign	42.4.1-66	Karen Murphy
Sitting	Williams, McLaughlin, Coombs, Pohl				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	None				
Public	Kevin Kuester , SAC – This need to be continued for revisions.				
Concerns	No commissioner comments at this time.				
Motion	Motion to Hold. (Coombs)				
Vote	Carried			Certificate #	
6.	Sanford/Ninos	2 Sanford Road	Wall sign	55-367	Skip Cabot
Sitting	Williams, McLaughlin, Coombs, Pohl				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	None				
Public	Kevin Kuester , SAC – The name changed but no other concerns.				
Concerns	No commissioner concerns.				
Motion	Motion to Approve with the revised text. (Pohl)				
Vote	Carried unanimously			Certificate #	63483
7.	NHA	5 Washington Street	Projecting sign/disc banners	42.3.1-86	Ellie Gottwald
Sitting	Williams, McLaughlin, Coombs, Pohl				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	None				
Public	Kevin Kuester , SAC – Approvable conditioned with NHA following the master sign plan.				
Concerns	No additional commissioner concerns.				
Motion	Motion to Approve through staff per SAC conditions. (Pohl)				
Vote	Carried unanimously			Certificate #	63484
8.	NIR/Cavalier Gallery-63485	10 Federal Street	Projecting Sign	42.3.1-128	Ron Cavalier
9.	NIR/Cavalier Gallery-63486	10 Federal Street	Wall Sign	42.3.1-128	Ron Cavalier
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl				
Alternates	Glazer				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	None				
Public	Kevin Kuester , SAC – Approvable				
Concerns	No commissioner concerns.				
Motion	Motion to Approve. (unanimously)				
Vote	Carried unanimously			Certificate #	63485 & 63486

10. Philip C Bloom Gallery	117 Orange Street	Projecting sign	55-377	Philip Bloom
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl			
Alternates	Glazer			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	Kevin Kuester, SAC - Approvable			
Concerns	No commissioner concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	63487	
11. Town of Nantucket	65 & 67 Baxter Road	'Sconset walking path sign	End	Marsha Fader
12. Town of Nantucket	65 & 67 Baxter Road	'Sconset walking path marker		Marsha Fader
13. Town of Nantucket	North Gully Road	'Sconset walking path sign	Beginning	Marsha Fader
Sitting	Williams, Hill-Holdgate, Coombs, Pohl, Glazer			
Alternates	None			
Recused	McLaughlin			
Documentation	File with associated plans, photos and required documentation.			
Representing	Marsha Fader – There is a total of 3 public information signs: one is a blue wood marker the SAC recommended for approval, the other two are 12X17 inches, with one at the beginning and one at the end of the walking path; the one at North Gully sign has an historic poem. The goal is to make the signs feel welcoming. Explained why she believes the full poem is appropriate on the sign and keeps the signage friendly and readable.			
Public	Alan Reinhard , Roads & Rights-of-way Committee –Existing signs are to be removed in lieu of these signs except for the granite post. Noted that the blue wood marker would be on Baxter Road once the Town finishes the takings of lateral ways; there is no concern with it being granite. There is no room for strollers on the path and it is sand.			
	Kevin Kuester, SAC – These signs came in under the public information category, which allows free-standing signs. The SAC concerns are: the size should be no larger than other at 8.5X11 existing public-information signs which are smaller and removal of the poem, which is not valid public information. The SAC is okay with the fiberglass embedded signs on wood posts. These signs could set a precedent.			
Concerns	John McLaughlin , as a citizen – Would like to see the “strollers prohibited” removed from the signs; believes this prohibition is taking away rights.			
	(12:15) Pohl – What this commission should be reviewing is the appropriateness of the sign: size and color, not the content.			
	Williams – There is a religious connotation to the poem on a Town sign; she's not sure that is legal. Suggested shortening the poem by eliminating the sentences with references to God; wants Ms Fader to check with Town Counsel. Other than that, she thinks the poem relates to the specialness of the path. Pointed out the three existing "crappy" signs are going away.			
	Coombs – Thinks the 12X17 is too large; 9X12 would be better. Agrees the references to God should be removed from the poem.			
	Hill-Holdgate – Would like the blue wood post on Baxter Road that says "pathway" to be granite to be consistent with others. She also thinks the portrait format is too tall and agrees with reducing the size to 9X12 or 10X12 or 12X14. The religious content falls back on the Town not the HDC. She is willing to approve today with the size change.			
	Fader – She will work the signs to see if they fit into the text into a 12X14 format.			
	Glazer – Stated that she feels very strongly that the religious references should be removed.			
Motion	Motion to Hold for revisions and to come back on April 14. (Coombs)			
Vote	Carried unanimously	Certificate #		
14. VanCott, Wesley	4 India Street	New sign	42.3.1-167	Harrington
15. NIR/Dennis Scott	39 Straight Wharf	Sign	42.2.4-1	Dennis Scott
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl			
Alternates	Glazer			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	Kevin Kuester, SAC – This file was misplaced and hasn't been reviewed.			
Concerns	No comments at this time.			
Motion	Motion to Hold for April 14. (Pohl)			
Vote	Carried unanimously	Certificate #		

16. Waiver request for 11-13 'Sconset walking path signs
 Sitting Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl
 Alternates Glazer
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing None
 Public None
 Concerns **Williams** – This is a waiver request for a Town entity.
 Motion **Motion to Approve the waiver request for the 3 'Sconset footpath signs.**
 Vote Carried unanimously **Certificate #**

17. Enforcement update

Sitting Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl
 Alternates Glazer
 Public **Kevin Kuester, SAC** – Reviewed a meeting of the SAC with the Chief of police and the enforcement officer. Approach is SAC sends a courtesy notice; if no action within 2 weeks, the enforcement office will take action.

V. OLD BUSINESS

1. NIR Retail/Allserve Bldg	Straight Wharf	Fence/railing to commer. bldg	42.2.4-15	Scott Kelley
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Sitting Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl
 Alternates Glazer
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing **Scott Kelley** – Described the options for fence/railing.
 Public None
 Concerns (12:43) **Williams** – The is being request to stop people from jumping off the roof into the harbor. Explained how that is being accomplished to keep people off the lower roof.
 No concerns with the 6-foot tall, open balusters
 Motion **Motion to Approve the 6-foot open baluster to match the existing baluster rail. (McLaughlin)**
 Vote Carried unanimously **Certificate # 63488**

~~2. Dukes 55 LLC~~ ~~55 Dukes Road~~ ~~Revisions new dwelling~~ ~~56-185.1~~ ~~Workshop/APD~~
~~3. Dukes 55 LLC~~ ~~55 Dukes Road~~ ~~New garage~~ ~~56-185.1~~ ~~Workshop/APD~~

4. Wharf Rats Club	20 Old North Wharf	Chimney demo	42.3.1-255	Maurice Gibbs
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Sitting Williams, Coombs, Pohl, Glazer
 Alternates None
 Recused McLaughlin
 Documentation File with associated plans, photos and required documentation.
 Representing None
 Public None
 Concerns (12:48) **Coombs** – We had talked about keeping the chimney on the roof to maintain its presence. It is the only chimney remaining on that side of Old North Wharf.
Pohl – The chimney right now does not go to the ground; it is supported by wood. This is an old open shed so to hold the mass up will be difficult.
Glazer – Agrees with Ms Coombs about it being the last chimney on that side.
Williams – The building is open inside and right now it is leaking and the "crap" has been beaten out of this past winter and it is crumbling. If we force them to put up there, it will blow off because it is not attached to anything. Believes there are other chimneys.
 Motion **Motion to Approve the demolition of the chimney. (Pohl)**
 Vote Carried unanimously **Certificate # 63489**

VI. VIEWS

1.	Crampton House	5 Sunset Ridge Lane	New dwelling	73.4.2-85	Val Oliver
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl				
Alternates	Glazer				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Val Oliver – The west side of Sunset Ridge is the back of Burnell Street with secondary houses. Presented context photos at the table. Presented project.				
Public	None				
Concerns	(12:51) SAB – West elevation front door still too formal. Ridge height should not be as proposed. Hill-Holdgate – Appreciates the low scale. The left mass along Sunset Ridge Lane is taller and too big compared to the main ridge of the front. West elevation, does not want the deck facing Sunset Ridge Lane; front door is too formal with the glass all the way around; the dormer should be scaled back, 4 windows is too much; the bay should be grounded or bracketed. East elevation, the stone work is excessive and should be a wood deck with fewer French doors; scale back the dormers. North elevation, the triple flush dormer is too big; the height does not allow sufficient differentiation in the masses; the whole side needs to be scaled down; the two windows toward the front should be a single; air-conditioner units (A/C) need enclosures. Coombs – This needs more additive massing; the ridge from front to back is all one level. Agrees with Ms Hill-Holdgate about the dormers. There are a lot of ganged windows on all sides. The surrounds at the door are not appropriate. East elevation, the left French doors add too much fenestration. Would like to see the topography. McLaughlin – The 6-light windows casements should be fixed. The bay unit should be grounded. Pohl – Asked if there is a precedent for 2 nd -floor decks facing the road. (Yes) Front elevation, the left gable shouldn't dominate the main mass. This building is 58 feet long. Williams – This design is completely inappropriate for Sunset Ridge Lane; it is very chaotic; it shouldn't run lot line to lot line; roof is overly complicated; there is no main mass. Anything on Burnell Street does not relate to Sunset Ridge Lane. This is 70 feet and 2 stories along Sunset Ridge Lane. Every part of this will be visible. front door with 2 horizontal windows are inappropriate. Reiterated much that has been said. Urged the commissioners to go out and view the site. There is no break in the length of the north side.				
Motion	Motion to Hold for revisions. (Pohl)				
Vote	Carried unanimously		Certificate #		
2.	Marks, Phillip	9 Mizzenmast	Hardscape: pool and fence	66-379	Waterscapes
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl				
Alternates	Glazer				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	None				
Public	None				
Concerns	(1:08) Williams – If the pool were pushed up behind the house it wouldn't be visible. There should be no wire mesh; it can't be sufficiently hidden; fencing should be a 4-foot, natural to weather, board, capped picket. Coombs – Doesn't know how the pool could go behind the house because of the topography. Thinks the fence should be pulled closer to the pool.				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried unanimously		Certificate #		
3.	Pin Oak Properties	28 West Chester Street	Window modif/add patio/walls	42.4.3-53	SCI/C. Lenhart
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl				
Alternates	Glazer				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Charles Lenhart , Sandcastle Construction, Inc. – Presented the project. In response to Ms Hill-Holdgate's question, the grading will be raised about 12 inches to the top of the walls creating a sunken patio.				
Public	None				
Concerns	(1:11) HSAB – No concerns if the proposed changes have been viewed. Williams – The drawings show free-standing walls, not the grading or sunken patio. The bluestone cap is inappropriate. Pohl – He understands the idea and has no concerns. Hill-Holdgate – Asked about the fill.				
Motion	Motion to Approve through staff with the plans showing the top and bottom of wall elevations noted and the grade change and no bluestone cap. (Pohl)				
Vote	Carried unanimously		Certificate # 63490		

Proposed Minutes for April 9, 2015

4.	Oak Hill Investments	4 Harborview Drive	New dwelling	43-19	Emeritus
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl				
Alternates	Glazer				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	None				
Public	None				
Concerns	No comments at this time.				
Motion	Motion to Hold for April 14. (Coombs)				
Vote	Carried				
			Certificate #		
5.	42 Union Street LLC	9 Fayette St. (AKA 42 Union)	New dwelling	42.3.2-28	Ethan McMorrow
6.	42 Union Street LLC	9 Fayette St. (AKA 42 Union)	Demo building C	42.3.2-28	Ethan McMorrow
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl				
Alternates	Glazer				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	None				
Public	None				
Concerns	Williams – Wants to hold this for the representative. No comments at this time.				
Motion	Motion to Hold for April 14. (Pohl)				
Vote	Carried unanimously				
			Certificate #		
7.	Lockhart, Audrey & Jeff	53 Goldfinch Drive	New dwelling	68-554	Ethan McMorrow
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl				
Alternates	Glazer				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	None				
Public	None				
Concerns	(1:19) No concerns.				
Motion	Motion to Approve. (Hill-Holdgate)				
Vote	Carried unanimously				
			Certificate # 63491		
8.	McGillin, Frank	7 Atlantic Avenue	Addition/stoop	55-15	Permits Plus
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl				
Alternates	Glazer				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	None				
Public	None				
Concerns	(1:20) HSAB – East elevation, front porch should be wider, more extended would make it useful, and should be on line with existing front porch. No comments at this time.				
Motion	Motion to View without comment. (Coombs)				
Vote	Carried unanimously				
			Certificate #		
9.	Nat. Grid dba Nant Elec	6 Candle Street	Flood proofing	42.3.1-92/93	Russell Burke
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl				
Alternates	Glazer				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	None				
Public	None				
Concerns	(1:23) No comments at this time.				
Motion	Motion to View and hold for representation. (Hill-Holdgate)				
Vote	Carried unanimously				
			Certificate #		

10. Manning, Todd	4 A Street	Addition to main house	60.2.4-70	Rowland & Assoc.
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl			
Alternates	Glazer			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Ben Normand, Rowland and Associates – Thinks its circa 1920s			
Public	None			
Concerns	(1:24) Williams – Need to know the age of the house. This is a critical house in old Madaket. Hill-Holdgate – This addition strips away the historic character. Okay with a connector to the garage and an addition, but this is not appropriate. It is too tall and needs more 1 st -floor space added. The bay is old and should be kept. Coombs – Agree with Ms Hill-Holdgate. The north and east elevation additions lose the little house completely. Pohl – Agree. McLaughlin – There are 8 awning windows; should be hoppers or fixed. Williams – The 2-over-1 windows are peculiar to this house. Agrees with what’s been said. The garage should be kept; it is iconic.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		
11. Manning, Todd	4 A Street	Demo garage	60.2.4-70	Rowland & Assoc.
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl			
Alternates	Glazer			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Ben Normand, Rowland and Associates			
Public	None			
Concerns	(1:24) Williams – We need to know the age of the garage.			
Motion	Motion to Hold to track. (Coombs)			
Vote	Carried unanimously	Certificate #		
VII. NEW BUSINESS				
1. Seaver Family Trust	51 Ocean Avenue	Rev:62147 GH fen/doors	73.3.2-53	Botticelli & Pohl
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer			
Alternates	None			
Recused	Pohl			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			
Concerns	(1:30) SAC – No concerns. Williams – North elevation, the window is moving so that the head is rising; the head height should stay the same. It might not be visible because of the ell.			
Motion	Motion to Approve through staff with the north elevation “D” window head height to remain the same. (Glazer)			
Vote	Carried unanimously	Certificate #	63492	
2. Bolton, Lynn	4 Shell Street	Window replacement(s)	73.1.3-32	
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl			
Alternates	Glazer			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Dave DeCarlo – Replacing the six weighted-sash, 6-over-9 windows on the sun porch and one other.			
Public	None			
Concerns	(1:34) SAC – No concerns. No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	63493	

3.	Maisto, Mark	78 Pleasant Street	Fenestration revision	55-654	Concept Design
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	None				
Public	None				
Concerns	(1:39) Williams – The proposed window is not appropriate; it should be a top sash of the Nr. 5 and line up with it. Hill-Holdgate – Could be another 6-light like the one above with the bottom aligned with the window to the right.				
Motion	Motion to Approve through staff with the window to be a Nr.2 fixed aligned under the Nr. 2 above and to line up at the bottom pane with the bottom pane of the Nr. 5 window to the right. (Hill-Holdgate)				
Vote	Carried 4-1/McLaughlin opposed		Certificate # 63494		
4.	Fortune Cookie LLC	5 Main Sias Street	Hardscape: gate/arbor	73.2.1-1	Seamus Crowley
Sitting	Williams, McLaughlin, Coombs, Glazer				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Michelle Bellerjeau , J. Graham Goldsmith Architects – Presented the project. The arbor is 6'8".				
Public	None				
Concerns	(1:44) Williams – It is approvable on the street if the arbor is inset so that the front of the arbor meets the back side of the privet and with the caveat due to the location. Glazer – The arbor isn't aligned with the door. She likes the square lattice on the side. Coombs – No additional concerns. McLaughlin – Nothing to add.				
Motion	Motion to Approve through staff with the arbor inset so that the front of the arbor meets the back side of the privet hedge and approval is due to the unique location on a heavily trafficked square and providing separation between the residential structure and the commercial square. (Coombs)				
Vote	Carried unanimously		Certificate # 63495		
5.	Smith, Michael	12 Austin Farm Drive	Modify exist. garage/pergola	56-369	SCC/C. Lenhart
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Charles Lenhart , Sandcastle Construction, Inc. – Presented project and submitted photos supporting minimal visibility at the table. Presented an option at the table centering the door. The two 6-over-6 windows are existing.				
Public	None				
Concerns	(1:49) Williams – West elevation, the windows are too big and face the road. North elevation, the windows are off center and there are too many, should remove the one on the right. Hill-Holdgate – West elevation, the three 6-over-6 windows should be two 8-over-8 to match the rest of the building. Coombs – North elevation, the window on the right should be removed.				
Motion	Motion to Approve through staff with the north elevation reduced to two sliders centered and one window and the west elevation to have two 6-over-6 windows separated by at least 6 inches, per Exhibit A. (Coombs)				
Vote	Carried unanimously		Certificate # 63496		
6.	Centre of Town LLC	22 Federal Street	Rev. COA62861: color change	42.4.2-31	Rowland & Assoc.
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Ben Normand , Rowland and Associates – Presented project.				
Public	None				
Concerns	(1:55) HSAB – No concerns. No concerns about the addition going to natural to weather shingles. No concerns with the color change to the foundation: grey foundation green sash and trim.				
Motion	Motion to Approve. (Hill-Holdgate)				
Vote	Carried unanimously		Certificate # 63497		

Proposed Minutes for April 9, 2015

7.	Sachems Path LLC	95 Surfside Road – Lot 1	New Dwelling G	67-513	Rowland & Assoc.
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Ben Normand , Rowland and Associates – Reviewed changes made since the preliminary review.				
Public	None				
Concerns	(2:00) Review of colors of the similar design on the three separate lots. Glazer – Would like the placement of the houses staggered so that they aren't all in a line. No concerns with these 3.				
Motion	Motion to Approve. (Hill-Holdgate)				
Vote	Carried unanimously		Certificate #	63498	
8.	Sachems Path LLC	95 Surfside Road – Lot 8	New Dwelling G	67-513	Rowland & Assoc.
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl				
Alternates	Glazer				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Ben Normand , Rowland and Associates – Reviewed changes made since the preliminary review.				
Public	None				
Concerns	(2:00) No concerns.				
Motion	Motion to Approve. (Hill-Holdgate)				
Vote	Carried unanimously		Certificate #	63499	
9.	Sachems Path LLC	95 Surfside Road – Lot 11	New Dwelling G	67-513	Rowland & Assoc.
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Pohl				
Alternates	Glazer				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Ben Normand , Rowland and Associates – Reviewed changes made since the preliminary review.				
Public	None				
Concerns	(2:00) No concerns.				
Motion	Motion to Approve. (Hill-Holdgate)				
Vote	Carried unanimously		Certificate #	63500	
10.	Sachems Path LLC	95 Surfside Road – Lot 2	New Dwelling A	67-513	Rowland & Assoc.
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Ben Normand , Rowland and Associates – Reviewed changes made since the preliminary review.				
Public	None				
Concerns	(2:08) Williams – The bulkhead is on Surfside Road and is visible. There is not enough fenestration on this structure. East elevation, the middle Nr. 2 window should be a Nr. 3. Hill-Holdgate – Is fine with the fenestration as presented. The Bulkhead should move to the north side. Coombs – Agrees with Ms Williams about the fenestration. Glazer – Would like to see the Nr. 2 windows increased one size.				
Motion	Motion to Approve through staff with the east elevation middle Nr. 2 window to be a Nr. 3; the bulkhead moved to the north elevation with the north elevation deck adjusted forward to allow the bulkhead to fit. (Hill-Holdgate)				
Vote	Carried unanimously		Certificate #	63501	
11.	Sachems Path LLC	95 Surfside Road – Lot 10	New Dwelling A	67-513	Rowland & Assoc.
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Ben Normand , Rowland and Associates – Reviewed changes made since the preliminary review.				
Public	None				
Concerns	(2:18) No concerns with the design as drawn in this location.				
Motion	Motion to Approve. (Coombs)				
Vote	Carried unanimously		Certificate #	63502	

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12. Sachems Path LLC	95 Surfside Road – Lot 3	New Dwelling F	67-513	Rowland & Assoc.
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Ben Normand , Rowland and Associates – Reviewed changes made since the preliminary review.			
Public	None			
Concerns	(2:22) No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	63503	
13. Sachems Path LLC	95 Surfside Road – Lot 4	New Dwelling C	67-513	Rowland & Assoc.
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Ben Normand , Rowland and Associates – Reviewed changes made since the preliminary review.			
Public	None			
Concerns	(2:25) Williams - These three "C" designs shouldn't be on the same street facing the same direction. The dormer has too much wall. The north and south elevations are under fenestrated. Glazer – The dormer cheek walls need to come in. Hill-Holdgate – The bulkhead needs to be moved. Coombs – Agree about the under fenestration.			
Motion	Motion to Hold for revisions. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #		
14. Sachems Path LLC	95 Surfside Road – Lot 5	New Dwelling C	67-513	Rowland & Assoc.
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Ben Normand , Rowland and Associates – Reviewed changes made since the preliminary review.			
Public	None			
Concerns	(2:25) Williams – Same concerns as for Lot 4.			
Motion	Motion to Hold for revisions. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #		
15. Sachems Path LLC	95 Surfside Road – Lot 29	New Dwelling C	67-513	Rowland & Assoc.
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Ben Normand , Rowland and Associates – Reviewed changes made since the preliminary review.			
Public	None			
Concerns	(2:25) Williams – Same concerns as for Lot 4.			
Motion	Motion to Hold for revisions. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #		

16. Sachems Path LLC	95 Surfside Road – Lot 6	New Dwelling B	67-513	Rowland & Assoc.
Sitting	Williams, Hill-Holdgate, McLaughlin, Coombs, Glazer			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Ben Normand , Rowland and Associates – Reviewed changes made since the preliminary review.			
Public	None			
Concerns	(2:30) Williams – The bulkhead is facing Surfside Road. The dormer looks too small; it needs to be bigger. Two tiny windows facing Surfside Road under a too-small dormer looks ridiculous. Glazer – Should be looking at the dormers of the various houses in relation to each other. McLaughlin – The windows should be hoppers or double hung.			
Motion	Motion to Approve through staff with the east elevation right Nr. 2 window to be a Nr. 3 and Nr. 1 window in the dormer to be a 3-over-3 window and for the bulkhead to be moved to the south elevation behind the deck and the deck to move forward. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	63504	
17. Sachems Path LLC	95 Surfside Road Lot 7	New Dwelling H	67-513	Rowland & Assoc.
Sitting	Williams, Hill-Holdgate, Coombs, Glazer			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Ben Normand , Rowland and Associates – Reviewed changes made since the preliminary review and explained the placement of the houses on appropriately sized lots.			
Public	None			
Concerns	(2:38) Hill-Holdgate – The Nr. 1 windows should be 3-over-3 windows. This house is appropriate. Williams – The cardinal points are wrong; west is east. She doesn't like this design.			
Motion	Motion to Approve through staff with all the Nr. 1 windows to be 3-over-3 and the roof to be 3-tab black. (Hill-Holdgate)			
Vote	Carried unanimously	Certificate #	63505	
18. Sachems Path LLC	95 Surfside Road – Lot 28	New Dwelling H	67-513	Rowland & Assoc.
Sitting	Williams, Hill-Holdgate, Coombs, Glazer			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Ben Normand , Rowland and Associates – Reviewed changes made since the preliminary review. Reviewed changes made since the preliminary review.			
Public	None			
Concerns	(2:48) Williams – This faces the same direction on the same street as Lot 7; not going to happen.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		
19. Sachems Path LLC	95 Surfside Road – Lot 9	New Dwelling D	67-513	Rowland & Assoc.
Sitting	Williams, Hill-Holdgate, Coombs, Glazer			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Ben Normand , Rowland and Associates – Reviewed changes made since the preliminary review.			
Public	None			
Concerns	(2:48) Williams – Concerns are: a French door is facing the bike bath; tiny windows on 1 st floor; and bulkhead facing the road. This is close to the bike path and Indian burial ground so is very visible. North elevation, this wall plane is under fenestrated. The Nr. 2 windows are too small and there are too many on the east elevation. The 9-light door facing the road should be a 4-light. Hill-Holdgate – the bulkhead should move to the south, the slider changed to a single 9-light and windows all to be one size smaller. Thinks this is a nice traditional looking building. Coombs – The south elevation has only 2 windows; it needs more windows on the 2 nd floor.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously	Certificate #		

20. Sachems Path LLC 95 Surfside Road – Lot 27 New Dwelling E 67-513 Rowland & Assoc.
 Sitting Williams, Hill-Holdgate, Coombs, Glazer
 Alternates None
 Recused None
 Documentation File with associated plans, photos and required documentation.
 Representing **Ben Normand**, Rowland and Associates – Reviewed changes made since the preliminary review. Will change the Nr. 1 windows.
 Public None
 Concerns (3:00) **Hill-Holdgate** – North elevation, the window needs to align.
 Motion **Motion to Approve through staff with the north elevation right Nr. 3 main mass window to move right to be the same distance from the corner board as the left window and the Nr. 1 window to be 3-over-3. (Hill-Holdgate)**
 Vote Carried unanimously Certificate # 63506

21. Fee waiver request from Rowland & Assoc. for all Sachem Path applications
 Sitting Williams, Hill-Holdgate, Coombs, Glazer
 Documentation File with associated plans, photos and required documentation.
 Representing Ben Normand, Rowland and Associates
 Concerns (3:04) **Williams** – The are asking for fee waivers because project is 40B.
 Motion **Motion to Waive the fee. (Coombs)**
 Vote Carried unanimously Certificate #

VIII. OTHER BUSINESS

Approve Minutes	Sept. 30, 2014, March 24, 2015 – Motion to Hold. (Coombs) Carried unanimously
Review Minutes	March 31, 2015
Other Business	<ul style="list-style-type: none"> 78 Union Street ratify decision for demo draft – Motion to Approve. (Hill-Holdgate) Carried 3-1/Coombs opposed COA 63507 HSAB, SAB, MAB discussion/adv. Vote
Commission Comments	None

Motion to Adjourn: 3:09 p.m.

Submitted by:
 Terry L. Norton

Nantucket Old Historic District

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